

**Springerville Planning & Zoning Commission**  
**Work Session Minutes**  
**Jan. 28, 2009**

Present: Gary Deery, Robert MacKenzie, Leah Chavez, Ron Cavanaugh

Staff: Larisa Bogardus, Zoning Administrator; Council liaison Bill Lucas; Steve West, Manager

Public: Ron Thebeau, Mike Smith, Scott Tennant, Kelly Baca, Susie Silva

**1. CALL TO ORDER**

Vice Chair Leah Chavez called the meeting to order at 7:00 p.m.

Roll Call: Present: Gary Deery  
Robert MacKenzie  
Leah Chavez  
Ron Cavanaugh

**OLD BUSINESS**

**2. RV PARKS:** Discuss the proposed RV Parks regulations.

Chairman Chavez said she had some comments, then she would open it to the commission, and then to the public. The commission has several options: Send the document back to council as written or modify it.

Chairman Chavez said these regulations have been discussed for some time and she feels it's counterproductive to keep sending the document back and forth between P&Z and council. She doesn't mind working out kinks, but feels it should be done before it's sent to council. Several points in the draft ordinance are already listed in other parts of the code, part of the effort was to have them all in one document for ease of reference.

Commissioner Deery asked Ron Thebeau what his motive was in sending it back to P&Z. Councilman Thebeau acknowledged he should have read the document earlier in the process. He has a lot of questions about the document as written and his goal is to eliminate unnecessary language. He has strong reservations about the setbacks, because a landowner could hypothetically lose 30 percent of his property to them. He feels some things are appropriate to mobile home parks, but not RV parks. Setbacks from easements are unnecessary because RVs can easily be moved.

Commissioner Cavanaugh said he had re-read the document and agreed, the 10 foot setback should be adequate, except for the front, which should remain 20. He also felt the skirting requirement could be eliminated, as 45 days would hurt seasonal visitors who stay a few months.

Commissioner Deery asked Councilman Thebeau about the drainage. Mr. Thebeau said the Town wouldn't allow a boggy site, there is no need for an ordinance.

Commissioner MacKenzie said one of P&Z's duties is to set standards, including that sites be leveled and drained.

Commissioner Deery said he felt the lighting question may be common sense but that some people don't use common sense. Mr. Thebeau said some of the proposed regulations, including the lighting and common areas, are frivolous. Most people are happy with a couple of chairs and a barbecue. The Town should let the business owner decide what amenities to offer. Commissioner MacKenzie said without lighting people would be walking around in the dark, which could be a safety issue.

Council liaison Lucas said he was comfortable with the original document, but he respects the public's desire for less regulation. One consideration should be that the development itself is permanent even if the RVs come and go. The Town should have minimum design standards and one document is convenient for developers. "If everybody had common sense, we'd never have any problems." He agreed that lighting is a safety issue.

Town Manager Steve West praised the commissioners for taking on the most difficult job in Town – dealing with people's property, their emotions and their desires. He felt it was better for council to send it back to P&Z than to make changes to it.

As a third party reading the regulations for the first time, he had some suggestions: Space size -- 1200 square feet is plenty for most RVs; skirting – is only necessary in winter, so 90 days might be better; lot size – 20 spaces could be put on an acre, which is a good sized park; lot coverage – why not 60 percent; and electrical service – could be tied to the National Electric Code.

Susie Silva said she disagreed with the skirting and it would be difficult to enforce. People will learn the hard way if their pipes freeze. She also felt the earth to wood was appropriate for a home, but not an RV.

Also, she felt 500 square feet of common area per space was excessive – that would be 50,000 square feet for 100 RVs. Requiring common areas within 400 feet of an RV was unreasonable as well. Overall, she supports the need for an ordinance to ensure that developments enhance the Town, but it should be less restrictive.

Mike Smith, who owns an RV park in Eagar, said he was considering developing a park in Springerville, but wouldn't do it under the proposed regulations.

Chairman Chavez said if P&Z wants to make changes, they need to give staff specific directions.

Commissioner MacKenzie proposed reducing spaces to 1200 sf; and eliminating section C regarding skirting. He asked if 20 spaces on an acre included a common area. Mr. West said it depends on how it's designed.

It was decided to eliminate the common area requirements but keep the lighting; and reduce the minimum lot size to 1 acre.

Mr. Thebeau asked about the 20 foot setback requirement. Ms. Bogardus explained it would only be 20 feet for public easements, which are usually roads or driveways, and could be part of the open space requirement.

Commissioner Cavanaugh said 10 feet is adequate.

Commissioner Deery asked about the setbacks for corner lots. Ms. Bogardus said it was the same setback for any streetside. He also questioned the 10 feet between RVs. Chairman Chavez said that was awfully close and should stay the same.

It was decided to defer to the National Electric Code for electrical requirements.

Fencing was discussed, the requirements are already set forth in the code.

Chairman Chavez asked if the commission wanted to bring the revisions back for a work session or action item. It was decided to discuss it as an action item during the Feb. 11 meeting, with the understanding that it could be tabled.

### **3. ADJOURNMENT:** MacKenzie/Cavanaugh motion to adjourn. Passed 4-0.

The meeting adjourned at 8:22 p.m.

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Leah Chavez, Chairman